

RENTON CITY COUNCIL  
Regular Meeting

April 16, 2007  
Monday, 7 p.m.

Council Chambers  
Renton City Hall

MINUTES

**CALL TO ORDER**

Mayor Kathy Keolker called the meeting of the Renton City Council to order and led the Pledge of Allegiance to the flag.

**ROLL CALL OF  
COUNCILMEMBERS**

TONI NELSON, Council President; RANDY CORMAN; DON PERSSON; MARCI PALMER; TERRI BRIERE; DENIS LAW; DAN CLAWSON.

**CITY STAFF IN  
ATTENDANCE**

KATHY KEOLKER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; MARTY WINE, Assistant CAO; DEPUTY CHIEF/FIRE MARSHAL LARRY RUDE, Fire Department; CHIEF KEVIN MILOSEVICH and COMMANDER CHARLES MARSALISI, Police Department.

**ADMINISTRATIVE  
REPORT**

Chief Administrative Officer Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2007 and beyond. Items noted included:

- ✱ The 2007 Summer "What's Happening" brochure of recreation programs and events will be available on April 20. Registration begins April 24 for residents and April 26 for non-residents.

**AUDIENCE COMMENT**  
Citizen Comment: Puckett -  
Wonderland Estates Mobile  
Home Park

Jerry Puckett, 15260 Oak Dr., Renton, 98058, resident of the Wonderland Estates Mobile Home Park located in unincorporated King County, announced that he has been placed on the King County Council's meeting agenda to speak about the mobile home park, and he invited the Mayor, Councilmembers, and others to attend the meeting on April 23 at 1:30 p.m. (See page 139 for further discussion on the matter.)

Citizen Comment: Banks -  
Airport Lease, Kenmore Air  
Harbor

Todd Banks, Kenmore Air Harbor, Inc. General Manager, 6321 NE 175th St., Kenmore, 98028, encouraged Council to move forward with the airport lease with Kenmore Air Harbor, Inc. (listed on the Consent Agenda), as the lease has been under negotiation for approximately 14 months.

Citizen Comment: Martinez -  
Leitch Annexation, SE 136th  
St & 140th Ave SE

Mark Martinez, 4116 NE 5th St., Renton, 98059, commented on the cost of housing, estimated at \$500,000 to \$550,000, in the proposed Leitch Annexation area. He expressed concern that developers can do whatever they want without any real benefit to the community as a whole, as an average citizen like himself cannot afford a \$500,000 house.

**CONSENT AGENDA**

Items on the consent agenda are adopted by one motion which follows the listing.

Council Meeting Minutes of  
4/9/2007

Approval of Council meeting minutes of 4/9/2007. Council concur.

Appointment: Airport  
Advisory Committee

Mayor Keolker appointed Elliot Newman, 8525 SE 79th Pl., Mercer Island, 98040 (Mercer Island neighborhood position), and Alfred Banholzer, 14923 165th Pl., SE, Renton, 98059 (Washington Pilots' Association, Green River Chapter, position), each to the Airport Advisory Committee for a term expiring 12/31/2009. Refer to Community Services Committee.

City Clerk: Quarterly Contract

City Clerk submitted Quarterly Contract List for period of 1/1/2007 to

List, 1/2007 to 3/2007	3/31/2007; 34 contracts and eight addenda totaling \$1,997,256.16. Information.
Community Services: Golf Cart Lease-Purchase Agreement, Yamaha Motor Corporation	Community Services Department recommended approval to replace 50 golf carts at Maplewood Golf Course through a four-year lease-purchase agreement with Yamaha Motor Corporation, U.S.A. Annual expenditure is \$24,265.68. Refer to <u>Community Services Committee</u> .
Development Services: Dewitt Short Plat, ROW Dedication, Meadow Ave N, SHP-06-119	Development Services Division recommended approval of a deed of dedication for additional right-of-way at Meadow Ave. N. and N. 26th St. to fulfill a requirement of the Dewitt Short Plat. Council concur.
EDNSP: Downtown Wayfinding System, Sea Reach Ltd	Economic Development, Neighborhoods and Strategic Planning Department recommended approval of a contract in the amount of \$78,820 with Sea Reach Ltd. to develop a Downtown Wayfinding System that will improve the system of signage into and around downtown. Refer to <u>Transportation (Aviation) Committee</u> .
Annexation: Leitch, SE 136th St & 140th Ave SE	Economic Development, Neighborhoods and Strategic Planning Department recommended a public hearing be set on 5/7/2007 to consider the proposed Leitch Annexation and R-4 zoning of 14.59 acres located in the vicinity of 140th Ave. SE, 143rd Ave. SE, SE 136th St., and SE 138th St. Council concur.
Annexation: Hudson, Benson Rd S & SE 168th St	Economic Development, Neighborhoods and Strategic Planning Department recommended adoption of an ordinance extending the effectuation date for the Hudson Annexation to 7/31/2007, or when the contract for the signalization project at 108th Ave. SE and SE 168th St. is executed, whichever comes first. Council concur. (See page 138 for ordinance.)
CAG: 06-025, Airport Security Gate Replacement, CA Carey Corporation	Transportation Systems Division submitted CAG-06-025, Airport Airside/Landside Separation Improvement Project Phase 2 (Security Gate Replacement); and requested approval of the project, authorization for final pay estimate in the amount of \$10,302.15, commencement of 60-day lien period, and release of retained amount of \$15,563.11 to C.A. Carey Corporation, contractor, if all required releases are obtained. Council concur.
Airport: Northwest Seaplanes Lease, Addendum #8, LAG-91-005	Transportation Systems Division recommended approval of an addendum to LAG-91-005, airport lease with Northwest Seaplanes, Inc., to reduce the leased area from 91,545 to 43,477 square feet. Refer to <u>Transportation (Aviation) Committee</u> .
Airport: Kenmore Air Harbor Lease	Transportation Systems Division requested approval of a 30-year airport lease with Kenmore Air Harbor, Inc. for property at 900 W. Perimeter Rd. Annual revenue is \$26,902.52. Refer to <u>Transportation (Aviation) Committee</u> .
Transportation: I-405 (I-5 to SR-169) Stage 1 Widening, WSDOT	Transportation Systems Division recommended approval of a memorandum of understanding with the Washington State Department of Transportation regarding utility adjustments or relocations for the I-405, I-5 to SR-169 Stage 1 Widening Project. Refer to <u>Utilities Committee</u> .
MOVED BY NELSON, SECONDED BY CLAWSON, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.	
<b>UNFINISHED BUSINESS</b> <b><u>Committee of the Whole</u></b> Council: Committee of the Whole Agenda Item Cleanup Report	Council President Nelson presented a Committee of the Whole referral list cleanup report and the Committee recommended closing the following referrals:  1. Item 2234 - North Harrington Redevelopment Strategies and Outreach. Refer to <u>Planning and Development Committee</u> (and combine with Committee of the Whole referral item 2301 listed below).

2. Item 2278 - City Website Update, City Logo. Council received special presentations on the website on 10/9/2006 and 2/12/2007, and recommended no changes at this time.
3. Item 2301 - Utilization of the Highlands Zoning Task Force. Refer to Planning and Development Committee and combine with Committee of the Whole referral item 2234 (listed above).
4. Item 2316 - Potential Future Annexation Agreements with King County. Council was briefed at the 2007 Council Retreat, and the Committee therefore recommended no action on this item.
5. Item 2327 - 2007 Utility Rates. The Committee was briefed on 3/19/2007 and 3/26/2007.

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Community Services Committee**

Council: Community Services Committee Agenda Item Cleanup Report

Community Services Committee Chair Corman presented a Community Services Committee referral list cleanup report and the Committee recommended closing the following referrals:

1. Item 1668 - Museum Master Plan, Consultant Hire. This item was handled via the 2007 Budget process.
2. Item 1962 - Commercial Activities in Renton Parks. The Committee was briefed and recommended no changes be made at this time.

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Finance Committee**

Council: Finance Committee Agenda Item Cleanup Report

Finance Committee Chair Persson presented a Finance Committee referral list cleanup report and the Committee recommended closing the following referrals:

1. Item 1996 - Pavilion Building Renovation, Mithun Architects Repayment Extension. This has been paid in full.
2. Item 2182 - Budget Funds. The Committee was briefed on this matter during the 2006 Budget deliberations.
3. Item 2279 - Public Records Processing Assistance, Temporary Hire. A similar position was handled in the 2007 Budget process.

MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Transportation (Aviation) Committee**

Council: Transportation (Aviation) Committee Agenda Item Cleanup Report

Transportation (Aviation) Committee Chair Palmer presented a Transportation (Aviation) Committee referral list cleanup report and the Committee recommended closing the following referral:

Item 2039 - Policy Regarding Street Name Changes. The Planning and Development Committee met to discuss the street grid system in 2006 and City Code, Title IX, Street Grid System, was revised on 6/19/2006. The Committee requested no further changes be made at this time.

MOVED BY PALMER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Public Safety Committee**

Council: Public Safety Committee Agenda Item Cleanup Report

Public Safety Committee Chair Law presented a Public Safety Committee referral list cleanup report and the Committee recommended closing the following referrals:

1. Item 2055 - Modified Vehicle Noise Disturbances. This item can be closed since the Committee has been briefed and there is no further work that can

be done on this issue at this time.

2. Item 2292 - Dance Hall Ordinance. This item can be closed since the Committee has been briefed and recommended no changes be made to the ordinance at this time.

MOVED BY LAW, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

#### **Utilities Committee**

Council: Utilities Committee  
Agenda Item Cleanup Report

Utilities Committee Chair Clawson presented a Utilities Committee referral list cleanup report and the Committee recommended closing the following referral:

Item 2246 - Sewer Moratorium in East Renton Plateau Potential Annexation Area. Resolution 3857, adopted 2/26/2007, rescinded the moratorium.

MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

#### **RESOLUTIONS AND ORDINANCES**

Annexation: Hudson, Benson  
Rd S & SE 168th St

The following ordinance was presented for first reading and referred to the Council meeting of 4/23/2007 for second and final reading:

An ordinance was read amending Ordinance 5236 by changing the effective date of the Hudson Annexation to the City of Renton to 7/31/2007 or ten days after the effective date that King County awards the signalization contract at the intersection of Benson Rd. S. and S. 31st St., whichever occurs first. MOVED BY LAW, SECONDED BY BRIERE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 4/23/2007. CARRIED.

The following ordinances were presented for second and final reading and adoption:

#### **Ordinance #5272**

Vacation: Walkway, NW 6th  
St & Rainier Ave N, JDA  
Group, VAC-05-002

An ordinance was read vacating a ten-foot-wide platted walkway approximately 187 feet in length, connecting NW 6th St. to Rainier Ave. N. (Petitioner: Jack D. Alhadeff, JDA Group). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

#### **Ordinance #5273**

Vacation: Walkway, NW 6th  
St & Rainier Ave N, AHBL,  
VAC-06-001

An ordinance was read vacating a portion of unimproved road (walkway) ten feet wide and approximately 163 feet in length, between NW 6th St. and Rainier Ave. N. (Petitioner: Matt Weber, AHBL). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

#### **Ordinance #5274**

Legal: Punchboards  
Prohibition, Rescind

An ordinance was read amending Section 5-8-3, Punchboards Prohibited, and Subsection 5-8-5.B of Chapter 8, Gambling Tax, of Title V (Finance and Business Regulations) of City Code by rescinding the prohibition on punchboards and setting the tax rate for their conduct and operation. MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

#### **Ordinance #5275**

Finance: Delinquent Utility  
Bills Lien Filing Fees  
Collection

An ordinance was read amending Chapter 2, Storm and Surface Water Drainage, Chapter 4, Water, and Chapter 5, Sewers, of Title VIII (Health and Sanitation) of City Code in order to charge lien filing costs to the customer. MOVED BY PERSSON, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

#### **Ordinance #5276**

An ordinance was read amending Section 5-1-2.K of Chapter 1, Fee Schedule,

Finance: Water Utility Balance  
Search Fees

of Title V (Finance and Business Regulations) of City Code to adopt service fees for utility outstanding balance searches. **MOVED BY PERSSON, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.**

## **NEW BUSINESS**

Planning: Wonderland Estates  
Mobile Home Park, Zoning  
and Annexation

Councilmember Corman inquired as to the status of the rezoning and annexation of the Wonderland Estates Mobile Home Park property (located on Maple Valley Hwy. in unincorporated King County). He noted the hope of the residents that the property will be annexed to Renton, and that Renton will zone the property with the existing mobile home park use.

Assistant Chief Administrative Officer Wine reported that she is investigating the permit status of the development proposal for the property to verify if the vesting of that application occurred in November 2006. She explained that if the development proposal is vested in King County, the development of the property would fall under King County development standards regardless of whether the property gets annexed to Renton. Ms. Wine stated that the property has not yet been rezoned, and she will find out how long the property owner has to act if the development proposal is vested and the related notification requirements information.

King County: Regional  
Wastewater Treatment  
Services, Bond Issuance

Councilmember Clawson spoke on the subject of the sewer services provided by King County. He explained that the users of facilities, such as the South Plant (wastewater treatment plant) in Renton and the Brightwater Treatment Plant being built in Snohomish County, have long-term contracts with King County. In order to pay for the Brightwater facility and other improvements and maintenance, King County needs to issue bonds. Mr. Clawson pointed out that some of the contracts expire prior to the end of the term of the bonds.

Continuing, Mr. Clawson indicated that Renton and King County did reach an agreement, but some jurisdictions have not and are still undergoing negotiations. He noted that the issuance of longer-term bonds will result in lower rates. Mr. Clawson pointed out the urgency of the matter and detailed the controversy related to the King County Executive's proposal to impose rates. He voiced his agreement with the imposition of the sewer rates so the bonds can be issued, and requested that Council take a position on the matter.

Planning/Building/Public Works Administrator Zimmerman explained that King County found a provision in the law that allows the issuance of 40-year bonds even without extending the individual contracts. He said 40-year bonds have a much better interest rate than shorter-duration bonds, noting that the resulting lower rates will benefit the region and the ratepayers.

No objections were raised; therefore, Councilmember Clawson acknowledged the concurrence of Council to support the longer-term bonds.

Development Services: Public  
ROW, Political Sign  
Placement

Reporting that the City Attorney is drafting an ordinance clarifying the law on where campaign signs can be put on public rights-of-way, it was **MOVED BY CLAWSON, SECONDED BY BRIERE, COUNCIL REFER THE ORDINANCE ON CAMPAIGN SIGN PLACEMENT TO THE PLANNING AND DEVELOPMENT COMMITTEE.**\*

Councilmember Corman noted the Supreme Court's ruling on the issue and inquired as to whether this matter can be legislated. City Attorney Warren indicated that the proposed ordinance defines the right-of-way and puts into code those areas where the Supreme Court has given the City latitude, such as interference with ingress and egress or traffic safety.

\*MOTION CARRIED.

**AUDIENCE COMMENT**  
Citizen Comment: Puckett -  
Wonderland Estates Mobile  
Home Park, Permit Process

Jerry Puckett, 15260 Oak Dr., Renton, 98058, resident of the Wonderland Estates Mobile Home Park located in unincorporated King County, expressed his hope to have Renton representation at the King County Council meeting on April 23 at which he will talk about the mobile home park. Mr. Puckett indicated that the project manager for the proposed development on the mobile home park property inferred that the application is vested. He pointed out that the property owner has a long way to go with the project, as matters related to transportation and water drainage need to be addressed.

Councilmember Corman suggested that the residents inquire as to whether proper posting of the project took place.

**ADJOURNMENT**

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL ADJOURN.  
CARRIED. Time: 7:46 p.m.

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Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann  
April 16, 2007